

**RIVIERA MAGGIORE  
SUBDIVISION**

**TENTATIVE PLAT REQUEST**

**APPLICATION REQUEST**

**APRIL 9, 2014**

## **TABLE OF CONTENTS**

### **RIVIERA-MAGGIORE SUBDIVISON**

- 1) STATEMENT OF USE
- 2) APPLICATION
- 3) CITY OF CORAL GABLES ORDINANCE NO. 2013-18
- 4) UTILITY LETTERS OF NON-OBJECTION
  - a) Water and Sewer
  - b) At&t
  - c) Florida City Gas
  - d) FPL
- 5) PHOTOS
- 6) EXISTING PROPERTY SURVEY (SHOWING PLATTED LOTS)
- 7) PDF-T-PLAT
- 8) DEED
- 9) LOBBYIST APPLICATION

### **Statement of Use**

Tentative & Final Plat: Maggiore - Riviera Plat  
6009 Maggiore Street, Coral Gables, FL 33146

The existing property at the captioned address has been previously approved by the City of Coral Gables Commission, for subdivision into two equal size lots, with replatting required as a condition of approval under Ordinance # 2013-18.

The intended use of this subdivision is to construct two new single family homes, one on each of the two parcels created by this subdivision and platting process. Both homes were required by the City Commission, to face onto Maggiore Street and as a part of the platting process and should therefore be issued street numbers with a Maggiore address.



# City of Coral Gables Planning Division Application

305.460.5211    planning@coralgables.com    www.coralgables.com

## Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☒ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: \_\_\_\_\_

## General information

Street address of the subject property: 6009 MAGGIONE STREET

Property/project name: MAGGIONE VILLES

Legal description: Lot(s) \_\_\_\_\_

Block(s) \_\_\_\_\_ Section (s) \_\_\_\_\_

Property owner(s): EVERETT S. GLINES & JANE WOOLDRIDGE

Property owner(s) mailing address: 536 HARVEY ROAD

Telephone: Business 786 547 1146 Fax \_\_\_\_\_

Other \_\_\_\_\_ Email STEPHAN GLINES @ fulda.com



## City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Waldo PAEZ: Delta Mapping & Surveying  
Applicant(s)/agent(s) mailing address: 13301 SW 132 AVE SUITE 117, MIAMI 33186  
Telephone: Business 786 429 1024 Fax   
Other  Email Delta Mapping @Gmail.com

### Property information

Current land use classification(s): SF-1 Single Family  
Current zoning classification(s): SF-1  
Proposed land use classification(s) (if applicable): SAME  
Proposed zoning classification(s) (if applicable): SAME

### Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☐ Aerial.
- ☐ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☐ Application fees.
- ☐ Application representation and contact information.
- ☐ Appraisal.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Comprehensive Plan text amendment justification.
- ☐ Comprehensive Plan analysis.
- ☐ Concurrency impact statement.
- ☐ Encroachments plan.
- ☐ Environmental assessment.
- ☐ Historic contextual study and/or historical significance determination.
- ☐ Landscape plan.
- ☐ Lighting plan.
- ☐ Massing model and/or 3D computer model.
- ☐ Miami-Dade County Conflict of Interest and Code of Ethics Lobbyist form.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☒ Plat.
- ☐ Property survey and legal description.



## City of Coral Gables Planning Division Application

- ☐ Property owners list, notification radius map and two sets of labels.
- ☐ Public Realm Improvements Plan for mixed use projects.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☐ Sign master plan.
- ☐ Site plan and supporting information.
- ☐ Statement of use and/or cover letter.
- ☐ Streetscape master plan.
- ☐ Traffic accumulation assessment.
- ☐ Traffic impact statement.
- ☐ Traffic impact study.
- ☐ Traffic stacking analysis.
- ☐ Utilities consent.
- ☐ Utilities location plan.
- ☐ Vegetation survey.
- ☐ Video of the subject property.
- ☐ Zoning Analysis ( Preliminary).
- ☐ Zoning Code text amendment justification.
- ☐ Warranty Deed.
- ☐ Other: \_\_\_\_\_

### Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the preapplication conference.
2. Digital media copies. Twelve (12) compact discs (CD ROMs) of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

### Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

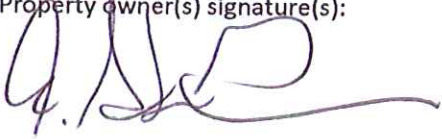
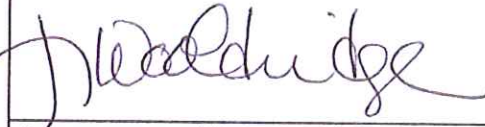

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.





# City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: EVERETT STEPAN GLINES	
Property owner(s) signature(s): 	Property owner(s) print name: MARY JANE WOODBRIDGE	
Property owner(s) signature(s):	Property owner(s) print name:	
Address: 536 HARBOUR ROAD CORAL GABLES, FL 33146		
Telephone: 786 547-1146	Fax:	Email: STEPAN@GLINES.COM
<b>NOTARIZATION</b>		
STATE OF FLORIDA/COUNTY OF		
The foregoing instrument was acknowledged before me this <u>27<sup>th</sup></u> day of <u>February</u> by <u>Vanessa Diaz</u>		
(Signature of Notary Public - State of Florida)		
		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced: _____		

**THE CITY OF CORAL GABLES**

**ORDINANCE NO. 2013-18**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING CONDITIONAL USE REVIEW FOR A BUILDING SITE DETERMINATION PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", SECTION 3-206, "BUILDING SITE DETERMINATION" TO CREATE TWO (2) SEPARATE SINGLE-FAMILY BUILDING SITES ON PROPERTY ASSIGNED SINGLE-FAMILY RESIDENTIAL (SFR) ZONING; ONE BUILDING SITE CONSISTING OF THE WEST SEVENTY-THREE (73) FEET OF LOTS 1 AND 2 AND THE OTHER CONSISTING OF THE WEST SEVENTY-THREE (73) FEET OF LOTS 27 AND 28 ON PROPERTY LEGALLY DESCRIBED AS THE WEST SEVENTY-THREE (73) FEET OF LOTS 1-2 AND 27-28, BLOCK 122, RIVIERA SECTION PART 10 (6009 MAGGIORE STREET), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the request is for Conditional Use Review for a Building Site Determination for the property legally described as the west seventy-three (73) feet Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida, requesting that the property be separated into two (2) separate building sites for single-family residences; and

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on October 9, 2013, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the October 9, 2013 Planning and Zoning Board meeting, the Board made no recommendation (vote: 2 yes – 3 no) on the Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) single family building sites, one building site consisting of the west seventy-three (73) feet of Lots 1 and 2 and the other the west seventy-three (73) feet of Lots 27 and 28; and

**WHEREAS**, the Planning and Zoning Board is providing the City Commission with no recommendation, as an affirmative vote of four (4) members of the Board is necessary for the adoption of any motion; and



**WHEREAS**, pursuant to Section 3-206 of the Zoning Code all proposed building site separation applications are subject to a public hearing for City Commission review and approval as a Conditional Use via Ordinance in accordance with the review criteria specified in Section 3-206; and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on November 12, 2013 at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with the Conditional Use Review for a Building Site Determination, and after due consideration and discussion, approved the proposed building site separation with conditions on First Reading (vote: 5-0);

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing 'WHEREAS' clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Applicant's request for Conditional Use review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single family building sites on property assigned Single-Family Residential (SFR) zoning; one building site consisting of the west seventy-three (73) feet of Lots 1 and 2 and the other the west seventy-three (73) feet of Lots 27 and 28 on property legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida, is approved subject to the following conditions of approval, which were agreed to by the applicant:

Within 30 days of approval of the Conditional Use Review for a Building Site Determination, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval including all conditions of approval as approved by the City Commission, as follows:

1. The applicant/property owner shall submit an application for public hearing and all required supporting drawings and documentation for the re-plat of the property as required by the Zoning Code. Approval of a final plat allowing for the two (2) buildings sites as proposed and presented with the application for Conditional Use review for a Building Site Determination shall be required before any building permit shall be issued for the construction of either single-family residence.
2. Both building sites shall front onto Maggiore Street, and the design and orientation of the two new residences shall be towards Maggiore Street.
3. Each new residence constructed shall appear unique from each other, subject to review and approval by the Board of Architects.
4. The new single-family residences constructed on the two building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.

5. A detailed landscape plan including an existing tree survey indicating those trees that will be removed, relocated or replaced and a root preservation plan shall be prepared and provided by the Applicant, subject to review and approval of the directors of the Public Service Division and the Planning and Zoning Division prior to the issuance of a building permit for either building site.


**SECTION 3.** All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF DECEMBER, A.D., 2013.  
(Moved: Keon / Seconded: Quesada)  
(Yeas: Lago, Quesada, Keon, Cason)  
(Majority: (4-1) Vote)  
(Nays: Kerdyk)  
(Agenda Item: E-2)


APPROVED:

  
JIM CASON  
MAYOR

ATTEST:

  
WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
CRAIG E. LEEN  
CITY ATTORNEY



Carlos Alvarez, Mayor

Water and Sewer  
P. O. Box 330316 • 3071 SW 38th Avenue  
Miami, Florida 33233-0316  
T 305-665-7471

miamidade.gov

February 27, 2014

James Kay, P.E.  
Engineering Division Supervisor  
Public Works Department – City of Coral Gables  
2800 S.W. 72<sup>nd</sup> Avenue, Miami, Florida 33155

*Via U.S. Mail*

RE: Proposed resubdivision of portions of Lots 1, 2, 27 and 28, Block 122 of **SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10**, as recorded in Plat Book 31, Page 1 of the Public Records of Miami-Dade County, Florida.

Section 29-54-41

Folio #: 03-4129-027-2460

Address: 6009 Maggiore Street, Coral Gables, Florida

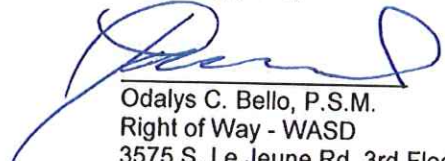
Dear Mr. Kay:

The Miami-Dade Water and Sewer Department (WASD) does not object to the replatting of the above referenced property.

Any existing and/or future water connection to be located within private property will require an easement granted to WASD.

In order to update and maintain our records, WASD requests that we be notified of any platting action issued related to this resubdivision. Should you have any questions regarding this matter, do not hesitate to contact me.

Very truly yours,



Odalys C. Bello, P.S.M.  
Right of Way - WASD  
3575 S. Le Jeune Rd. 3rd Floor  
Miami, Florida 33146-2221  
obello@miamidade.gov.

cc: Sergio Garcia, P. E., WASD Plans Review Section Manager  
file

*Delivered by Express Mail*



AT&T  
Florida

Kathy Reed  
Area Manager South Eng Group  
9500 SW 180<sup>th</sup> Street  
Village of Palmetto Bay, FL 33157  
KR6485@att.com  
(305) 256-8451

File#: MIAMFLRR-210952

Delta Mapping and Surveying Inc.  
13301 SW 132 Ave  
Miami, Florida 33186

Date: February 12, 2014

Re: **Tentative Plat of Riviera-Maggiore Subdivision**

On behalf of Bellsouth Telecommunications, LLC d/b/a AT&T Florida, this letter shall serve as notice of "**non objection**" to the recording of the referenced Plat "RIVIERA-MAGGIORE SUBDIVISION" prepared by Delta Mapping and Surveying, Inc. dated 1/24/2014. At this time AT&T Florida does not require easements on this property.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kathy Reed".

Kathy Reed, Area Mgr.  
OSP Planning & Engineering Design - SFL District

cc: Steve Massie, AT&T FL





Florida City Gas™  
An AGL Resources Company

955 East 25<sup>th</sup> Street  
Miami, FL 33013

305 691 8710 phone  
www.floridacitygas.com

February 05, 2014

Delta Mapping and Surveying, Inc  
Att. Waldo F. Paez  
13301 SW 132<sup>nd</sup> Ave Suite -117  
Miami, Florida 33186

RE: Property 6009 Magglore St, Coral Gables Florida 33146  
Folio # 03-4129-027-2460

To Whom It May Concern:

Please be advised that Florida City Gas does not have gas on the existing or proposed facilities at the above-mentioned address and therefore offers "No Objection" to the demolition/construction of the existing building.

Please contact "Sunshine State One call of Florida at 1-800-432-4770 ( 811 ) to locate all utilities lines at least 48 hours prior to the demolition/digging. It's the law.

If you should have any questions please contact me 305-835-3648

Sincerely,  
FLORIDA CITY GAS

Dina De Jesus  
Operations Department





February 26, 2014

Mr. Ramon Trias  
Director of Planning and Zoning  
455 Biltmore Way  
Coral Gables, FL 33134

Re: Tentative Plat 6009 Maggiore Street  
Name: Riviera-Maggiore Subdivision  
Location: Located West 73ft of Lots 1, 2, 27 and 28 in Block 122, Second Amended Plat of Coral Gables Riviera Section Part 10, according to the Plat thereof, as recorded in Plat Book 31 of Page 1 of the Public Records of Miami-Dade County, Florida, Lying in the NW1/4 of Sect. 10, Twp. 54S, Rge. 39E

To Whom It May Concern:

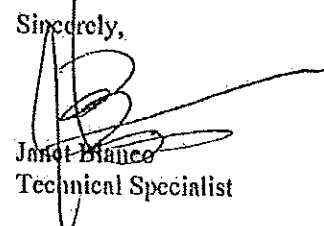
Please consider this letter as your notification that satisfactory arrangements for installation of underground electric service have been made in accordance with Ordinance 68-69.

As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent on easement requirements as follows:

- (x) Easements necessary for electrical facilities are marked on the attached copy of the subject tentative plat
- ( ) No easements are required at this time for electrical facilities.
- ( ) Easements will be obtained by instrument in a later stage of development

If there are any questions or you need further information, please call (305) 377-6011 for assistance.

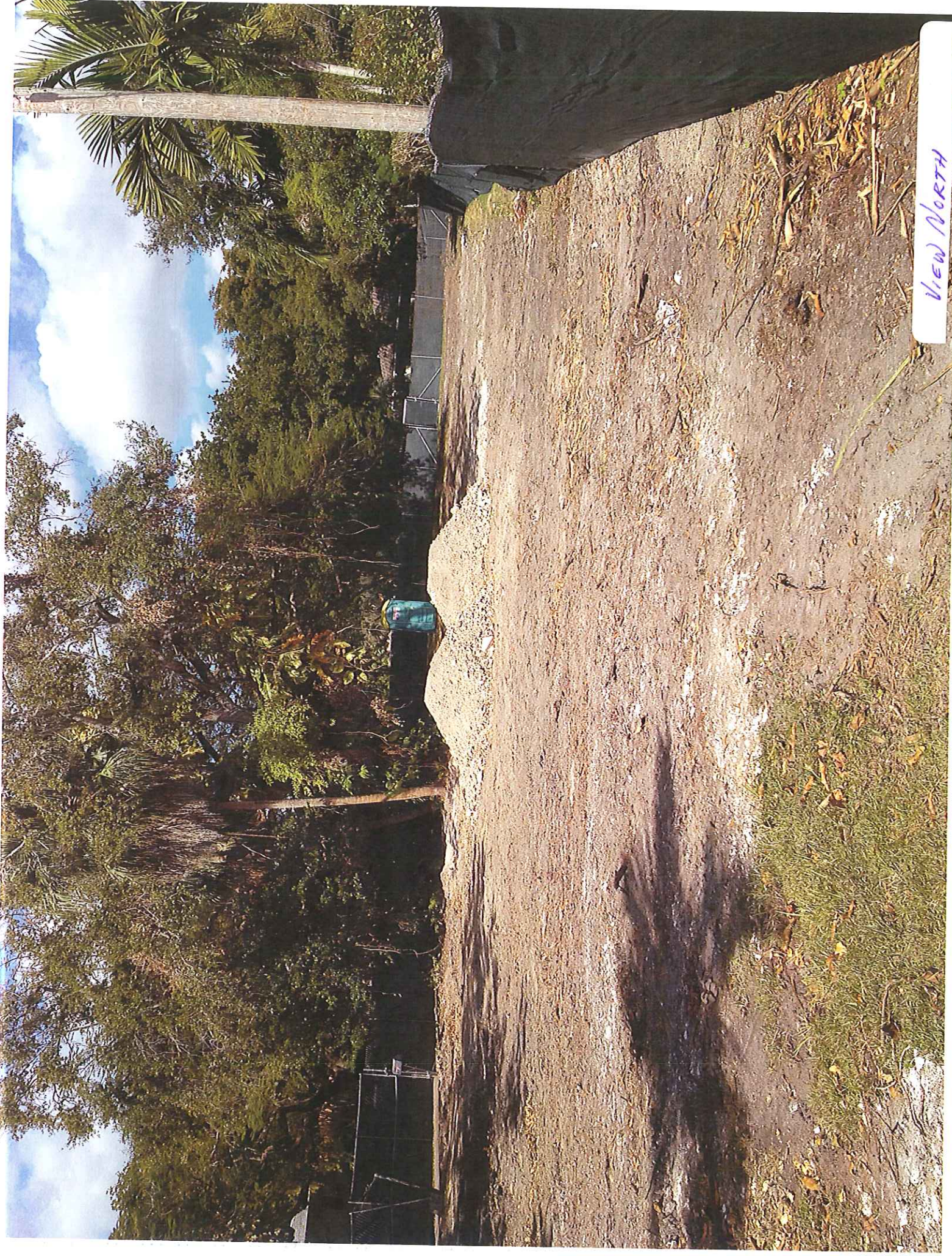
Sincerely,

  
Janet Blanco  
Technical Specialist

cc: Millie Paz  
Delta Mapping and Surveying Inc.  
13301 SW 132 Avenue  
Suite 117  
Miami, FL 33186  
[deltamapping@gmail.com](mailto:deltamapping@gmail.com)



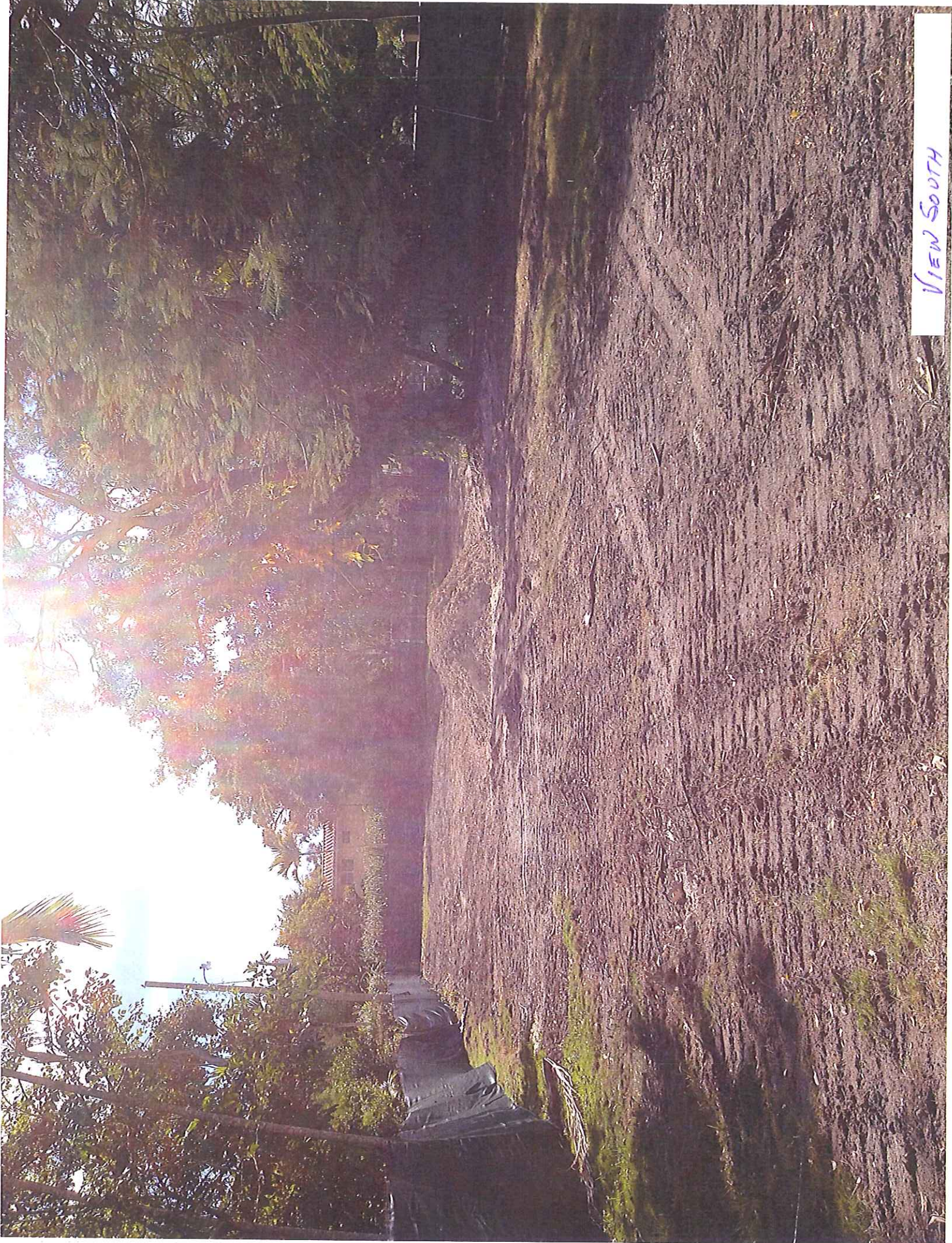
View North











VIEW SOUTH





VIEW SOUTH WEST





VIEW WEST



VIEW WEST







VIEW WEST

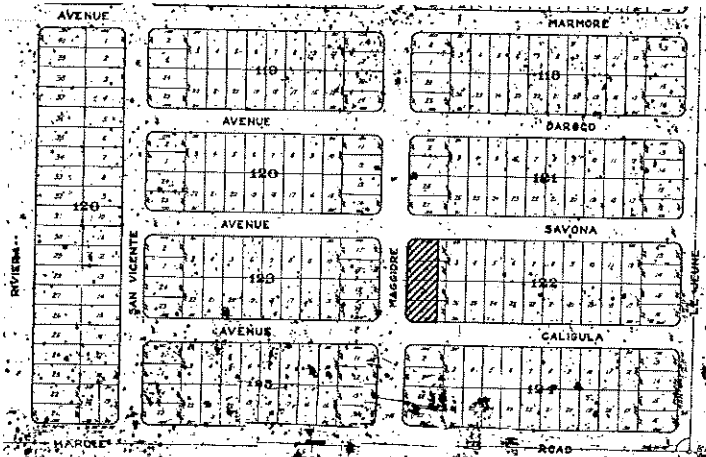
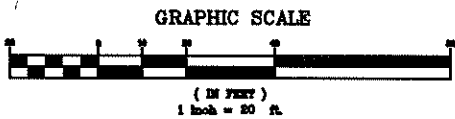




View West



BOUNDARY SURVEY



LOCATION SKETCH  
NOT TO SCALE

LEGAL DESCRIPTION: The West 73 feet of Lots 1, 2, 27 and 28 in Block 122, SECOND AMENDED PLAT OF CORAL GABLES RIVERA SECTION PART 10, according to the Plat thereof, as recorded in Plat Book 31 at Page 1 of the Public Records of Miami-Dade County, Florida.

SURVEY FOR: CLINES DESIGN MANAGEMENT SERVICES, INC.  
6009 MAGGIORE STREET  
CORAL GABLES, FLORIDA 33148

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter SJ-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.  
13301 SW 132ND AVENUE, NO. 117  
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 3284  
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION  
L.B. NO. 7950  
STATE OF FLORIDA

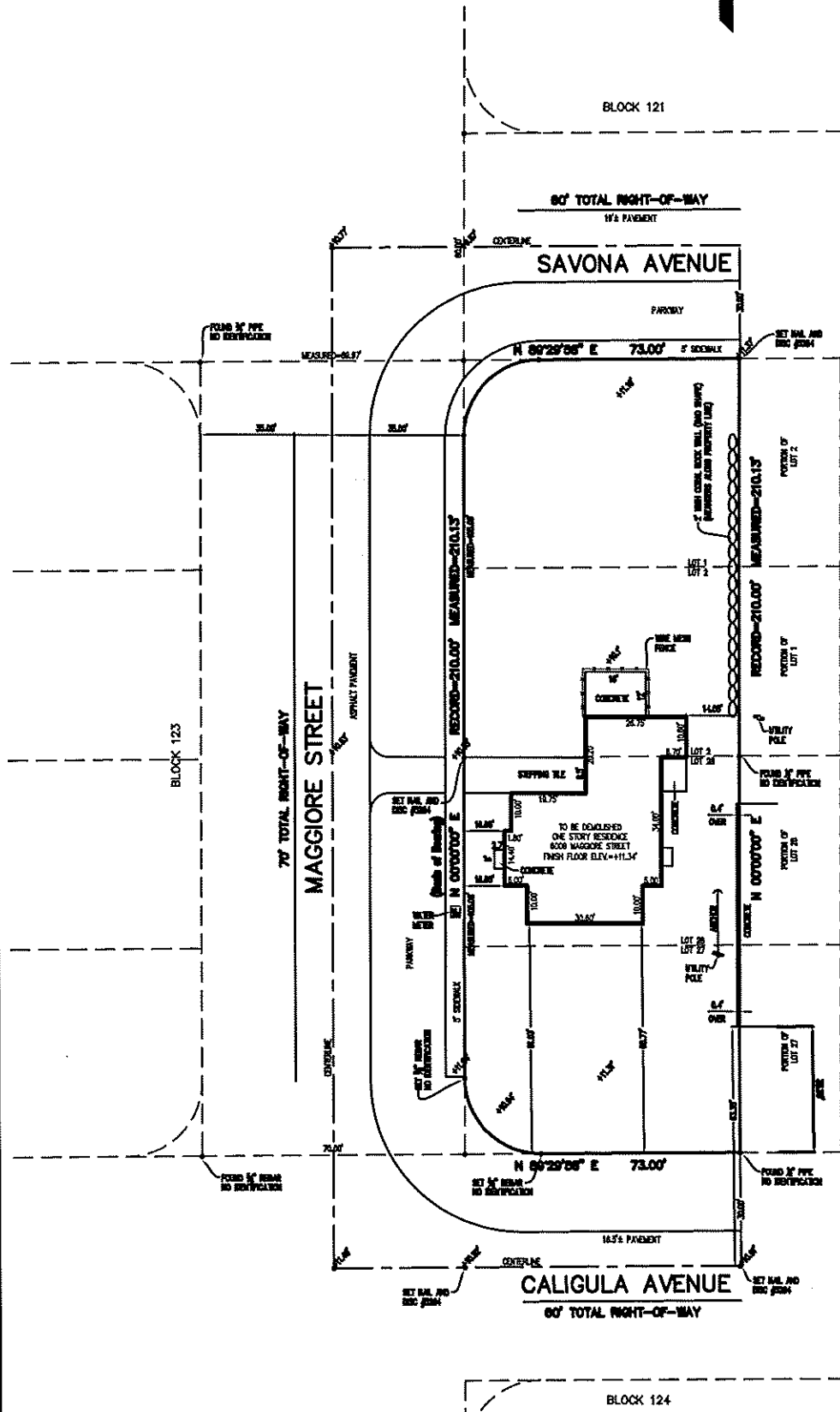
786-429-1024  
FAX: 786-592-1152

- 1) FLOOD ZONE: X BASE: PANEL NO. 12086C0459L  
COMMUNITY NO. 120639 DATE OF MAP: 9-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (SJ-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.  
0.0 DENOTES EXISTING ELEVATION  
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929  
BENCHMARK: CO-596 ELEVATION: +10.78'  
LOCATOR INDEX: MAGGIORE STREET AND CALIGULA AVENUE NW CORNERS

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE EAST RIGHT-OF-WAY LINE OF MAGGIORE STREET

FIELD SURVEY DATE: 2-13-13 SCALE: 1" = 20'  
DRAWING DATE: 2-14-13 FB: SKETCH DRAWN BY: M.A.B.  
DRAWING NO.: 13-0083a



Delta Mapping and Surveying, Inc.  
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186  
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



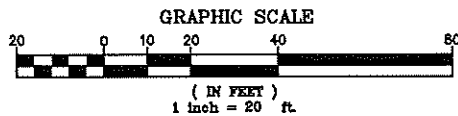
BOUNDARY SURVEY

REVISIONS
DATE
02-14-2013
SCALE
1" = 20'
DRAWN BY
M.A.B.
DRAWING NO.
13-0083a Z
SHEET NO.

1 OF 1

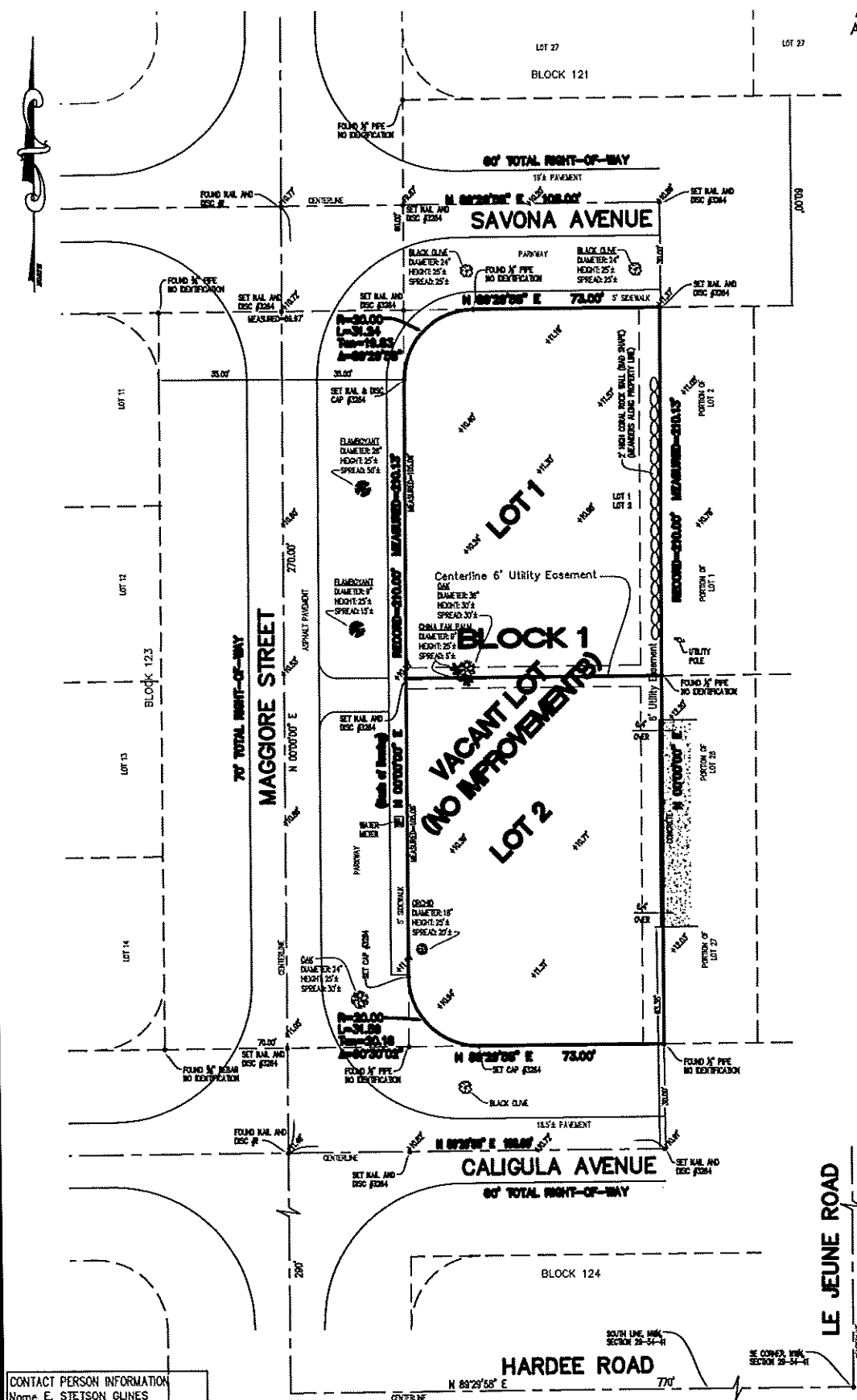
SEAL





# Tentative Plat RIVIERA-MAGGIORE SUBDIVISION

A Replat of West 73 feet of Lots 1, 2, 27 and 28 in Block 122, SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10, according to the Plat thereof, as recorded in Plat Book 31 at Page 1 of the Public Records of Miami-Dade County, Florida; Lying in the NW1/4 of Section 10, Township 54 South, Range 39 East Miami-Dade County, Florida.



CONTACT PERSON INFORMATION  
Name E. STETSON GLINES  
Telephone Number 305-668-9820  
Fax Number 305-668-9819  
e-mail address STETSONGLINES@YAHOO.COM

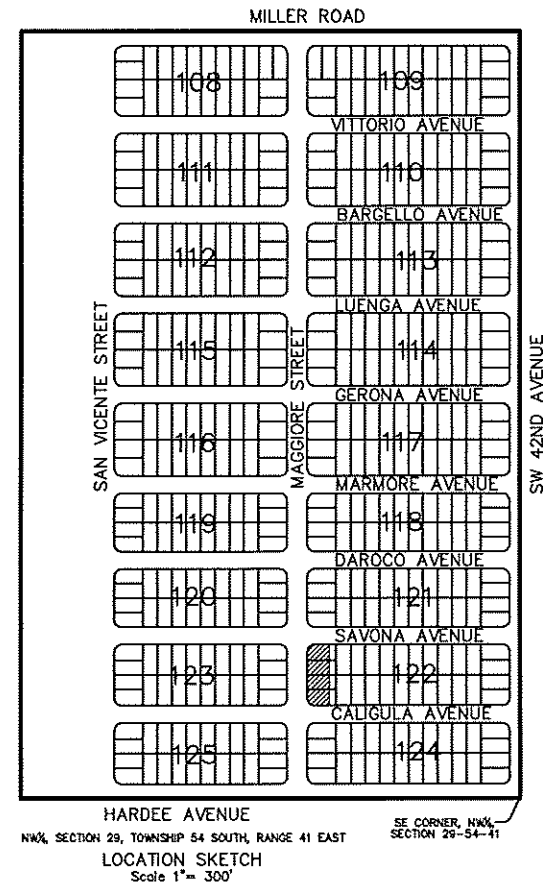
OWNER:  
EVERETT STETSON GLINES, III  
AND MARY JANE WOOLDRIDGE  
536 HARDEE ROAD  
CORAL GABLES

DADE COUNTY FLOOD CRITERIA ELEVATION OF 7.3 FT MORE OR LESS. THIS ELEVATION WAS PRORATED FROM PLAT BOOK 120 AT PAGE 13, SHEET NO. 2, (DATED 6-6-94) SHOULD BE VERIFIED AND APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT OF MIAMI DADE COUNTY, FLORIDA

PROPERTY ZONED: THE SUBJECT PROPERTY IS ZONED EU-S, ESTATES USE SUBURBAN.

FOLIO # 03-4129-027-2460

DEVELOPMENT INFORMATION:  
1 RESIDENCE IN EACH LOT  
OF APPROXIMATELY 3,000-3,333 SQUARE FEET



LEGAL DESCRIPTION: The West 73 feet of Lots 1, 2, 27 and 28 in Block 122, SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10, according to the Plat thereof, as recorded in Plat Book 31 at Page 1 of the Public Records of Miami-Dade County, Florida.

SURVEY FOR: GLINES DESIGN MANAGEMENT SERVICES, INC.  
6008 MAGGIORE STREET  
CORAL GABLES, FLORIDA 33146

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.  
13301 SW 132ND AVENUE, NO. 117  
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER  
No. 3284  
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION  
L.B. NO. 7950  
STATE OF FLORIDA

786-428-1024  
FAX: 786-592-1152

- 1) FLOOD ZONE: X BASE: PANEL NO. 12086C0459L  
COMMUNITY NO. 120839 DATE OF MAP: 9-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
- IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 0.0 DENOTES EXISTING ELEVATION
- ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929
- BENCHMARK: 00-568 ELEVATION: +10.78'
- LOCATOR INDEX: MAGGIORE STREET AND CALIGULA AVENUE NW CORNERS

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE EAST RIGHT-OF-WAY LINE OF MAGGIORE STREET

FIELD SURVEY DATE: 2-13-13 SCALE: 1" = 20' DRAWN BY: M.A.B.  
DRAWING DATE: 2-14-13 FB: SKETCH DRAWING NO.: 13-0083a  
REVISED DATE: 12-19-13 (1-PLAT) NEW DRAWING NO.: 13-0083b  
REVISED DATE: 01-24-14 (REPLAT)

Delta Mapping and Surveying, Inc.  
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186  
PHONE: (786) 428-1024 E-MAIL: DELTAMAPPING@GMAIL.COM

Surveyors  
Land Planners  
& Mappers

BOUNDARY AND TOPOGRAPHIC SURVEY

DATE: 02-21-14  
SCALE: 1" = 20'  
DRAWN BY: M.A.B.  
Y.F.  
DRAWING NO.: 13-0083b  
SHEET NO. 1 OF 1



CFN 2013R0975707  
DR Bk 28949 Pgs 1751 - 1752 (2pgs)  
RECORDED 12/12/2013 15:28:46  
DEED DOC TAX 4,710.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared By:

John M. Thomson, Esquire  
201 Sevilla Avenue, Suite 302  
Coral Gables, Florida 33134  
Telephone: (305) 443-5444

Parcel Identification Number: 03-4129-027-2460  
Record and return to:

Samuel Spencer Blum, Esquire  
Suite 106, 2666 Tigertail Avenue  
Coconut Grove, Florida 33133-4651

TRUSTEE'S DEED

THIS INDENTURE, made this 17 day of April, 2013, between JOHN M. THOMSON, as Successor Trustee of the JEANNETTE T. HUNT REVOCABLE LIVING TRUST Under Trust Agreement dated December 15, 2003, of the County of Miami-Dade, State of Florida, Grantor, and EVERETT STETSON GLINES, III and MARY JANE WOOLDRIDGE, his wife, whose address is 536 Hardee Road, Coral Gables, Florida 33146, Grantee.

**WITNESSETH:**

That the GRANTOR, pursuant to the powers granted under the Declaration of Trust dated December 15, 2003, and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, grants, bargains, aliens, remises, releases, conveys and confirms to the GRANTEE and GRANTEE'S heirs, personal representatives, successors and assigns forever that certain real property situate in Miami-Dade County, Florida, more particularly described as follows:

The West 73 feet of Lots 1, 2, 27 and 28, Block 122, SECOND AMENDED PLAT OF CORAL GABLES, RIVIERA SECTION PART 10, according to the Plat thereof, recorded in Plat Book 31, Page 1, of the Public Records of Dade County, Florida k/n/a Miami-Dade County, Florida.

**SUBJECT TO** reservations, dedications, easements and restrictions of record, without reimposing any of the same, and the taxes for the year 2013 and all subsequent years.

**TOGETHER WITH** all and singular the tenements, hereditaments and appurtenances belonging to or, in any way, appertaining to the real property.

**TO HAVE AND TO HOLD** the same unto the GRANTEE, the GRANTEE'S heirs and assigns. Grantor warrants title to the property for any acts or Grantor and defend it against the lawful claims of all persons claiming by through or under Grantor.



IN WITNESS WHEREOF, the GRANTOR has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

Jeannette T. Hunt Revocable Living  
Trust dated December 15, 2003

Witness

Printed Name: GARY BELL

Witness

Printed Name: BRENDA E. SMITH

By:

John M. Thomson  
John M. Thomson, Successor Trustee  
201 Sevilla Avenue, Suite 302  
Coral Gables, FL 33134

STATE OF Florida:  
COUNTY OF Miami-Dade:

THE FOREGOING INSTRUMENT was acknowledged before me this 17 day of April, 2013, by John M. Thomson, as Successor Trustee of the Jeannette T. Hunt Revocable Living Trust U/T/D December 15, 2003, on behalf of the Trust, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Brenda E. Smith  
Notary Public - State of Florida

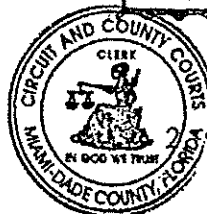
Printed Notary Name: BRENDA E. SMITH

My commission expires: \_\_\_\_\_



STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on DEC 12 2013 day of \_\_\_\_\_, A.D. 20\_\_\_\_

WITNESS my hand and Official Seal, Harvey Ruvin  
HARVEY RUVIN, CLERK, of Circuit and County Courts  
by Manuel Mancuso D.C.





CITY OF CORAL GABLES  
LOBBYIST  
ISSUE APPLICATION

REGISTRATION #: \_\_\_\_\_

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name

WALDO PAEZ

LOBBYIST

Print Your Business Name

DELTA MAPPING & SURVEYING, INC.

Business Telephone Number

(786) 429-1024

Business Address

13301 S.W. 132<sup>ND</sup> AVE. - MIAMI, FL. 33186

ADDRESS

CITY, STATE

ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: EVERETT STETSON GLINES, III & MARY JANE WOOLRIDGE

Principal Address: 536 HARDEE RD., CORAL GABLES, FL. Telephone Number: (305) 668-9820

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

T-FLAT RIVIERA-MAGGIORE SUB.



ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I \_\_\_\_\_ hereby swear or affirm under penalty of per-  
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-  
11, governing Lobbying and that all of the facts contained in this Registration  
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-  
tration Fee.

Print Name of Lobbyist

Signature of Lobbyist

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME personally appeared WALDO F. PAEZ to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 3RD DAY OF MARCH 2014

☒ Personally Known

☐ Produced ID



ARMANDO E. SANZ  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE073245  
Expires 5/7/2015

Notary Public  
State of Florida

\$150.00 Fee Paid \_\_\_\_\_ Received By \_\_\_\_\_ Date: \_\_\_\_\_

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_

For Office Use Only	
Date Entry Date: _____	Entered By: _____